

058.C

0001

0308.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

375,000 / 375,000

USE VALUE:

375,000 / 375,000

ASSESSED:

375,000 / 375,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	308
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Owner 1: PETERSON JORDAN G		
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Owner 2:		
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Owner 3:		
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Street 1: 1 WATERMILL PL UNIT 308		
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Street 2:		
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Twn/City: ARLINGTON		
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St/Prov: MA	Cntry	Own Occ: Y
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Postal: 02476		Type:
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PREVIOUS OWNER		
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Owner 1: JOHNSON CATHERINE G & ARDEN P -		
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Owner 2: -		
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Street 1: 42 BLOSSOM ST		
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Twn/City: ARLINGTON		
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St/Prov: MA	Cntry	
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Postal: 02474		
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NARRATIVE DESCRIPTION		
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This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 722 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS		
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Item	Code	Description	%	Item	Code	Description
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Z	R7	APTS MED		water		
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o				Sewer		
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n				Electri		
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	Census:			Exempt		
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Flood Haz:						
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D				Topo		
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s				Street		
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t				Gas:		
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LAND SECTION (First 7 lines only)		
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040														
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	375,000			375,000		153336
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17

Total Card	0.000	375,000			375,000	Entered Lot Size
Total Parcel	0.000	375,000			375,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	519.39	/Parcel: 519.39	Land Unit Type:

Parcel ID	058.C-0001-0308.0
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15110!
PRINT
Date 12/30/21
Time 01:39:52
LAST REV
Date 04/17/20
Time 09:25:41
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Prior Id # 1: 153336
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:

5110!
ACTIVITY INFORMATION

Date 4/17/2020
Result SQ Mailed
By MM
Name Mary M

Date 10/5/2017
Result Measured
By DGM
Name D Mann

Date 5/6/2000
Result
By 197
Name PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK:24377 PG:132 BK:19328 PG:77, Building Number 1.															
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																		
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																		
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																		
Sec Wall: 6	- Stucco 10 %			OthrFix: 1	Rating:																		
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1															
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O															
View / Desir: 1	- 1 Bed			Frl: 1	Rating:			Other															
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1988	Eff Yr Blt:			Location: R	- Rear			Lvl 1															
Alt LUC:	Alt %:			Total Units: 1				Lower															
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor			Totals RMS: 4 BRs: 1 Baths: 1 HB: 1															
Const Mod:				% Own: 0.904900014				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name: 25 - 6040				Exterior:				No Unit RMS BRS FL											
INTERIOR INFORMATION				Phys Cond: GD - Good	14. %			Interior:				1 4 1 0											
Avg Ht/FL: STD				Functional: 1	%			Additions:															
Prim Int Wal: 1	- Drywall			Economic: 1	%			Kitchen:															
Sec Int Wall:	%			Special: 1	%			Baths:															
Partition: T	- Typical			Override: 1	%			Plumbing:															
Prim Floors: 4	- Carpet			Total: 14.9 %				Electric:															
Sec Floors: 1	%			CALC SUMMARY				Heating:															
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 325.00				Totals				General:											
Subfloor:				Size Adj: 1.33102489				1 4 1															
Bsmnt Gar: 1				Const Adj: 0.78125376																			
Electric: 3	- Typical			Adj \$ / SQ: 337.957																			
Insulation: 2	- Typical			Other Features: 40253																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 3	- Electric			NBHD Inf: 1.54999995																			
Heat Type: 6	- Elec Base/B			NBHD Mod: 1																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC: 100			Adj Total: 440600																			
Solar HW: NO	Central Vac: NO			Depreciation: 65649																			
% Com Wal	% Sprinkled			Depreciated Total: 374950																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.C-0001-0308.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N	Total Yard Items:							Total Special Features:						Total:									